

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: April 30, 2010

Grantor(s): Georgina Cruz and Jesus Cruz Martinez, wife and husband

Original Trustee: Steve Holmes & Associates, P.C.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Alacrity Lending Company, its successors and assigns

Recording Information: Vol. 9609, Page 191, or Clerk's File No. 01059373 and re-recorded in Volume 9740, Page 270, or Clerk's No. 01067174, in the Official Public Records of BRAZOS County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 300 Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 02/07/2017

Earliest Time Sale Will Begin: 11:00 AM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

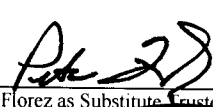
Legal Description:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT THIRTEEN (13), BLOCK ONE (1), IVANHOE SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 6659, PAGE 273, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


Pete Florez as Substitute Trustee, David Sims as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



4602427

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

TS#: 16-16775

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/14/2008, LEONEL E. ESPINOZA, JOINED HEREIN PRO FORMA BY HIS SPOUSE, ROSAURA ESPINOZA, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of G. TOMMY BASTIAN, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR COUNTRYWIDE BANK, F.S.B., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$103,680.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR COUNTRYWIDE BANK, F.S.B., which Deed of Trust is Recorded on 4/16/2008 as Volume 00994376, Book , Page , in Brazos County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT TWENTY (20), BLOCK ELEVEN (11), NORTHWEST 4TH INSTALLMENT, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 375, PAGE 143 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Commonly known as: **4603 LAURA LN, BRYAN, TX 77803**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Pete Florez, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Allan Johnston, Sharon St. Pierre** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that



4602111

agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, **2/7/2017 at 11:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Brazos** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS** Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

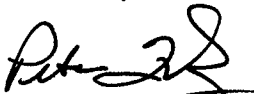
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 12/9/2016



By: Substitute Trustee(s)

Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Pete Florez, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Allan Johnston, Sharon St. Pierre

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.***

NATIONSTAR MORTGAGE LLC (CXE)
KNIGHTGLAZ, ANTHONY
4749 SAGEBRUSH DRIVE, BRYAN, TX 77808

FHA 512-0600802-703
Firm File Number: 16-025024

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 30, 2012, ANTHONY A. KNIGHTGLAZ, A MARRIED MAN, KANANI L. KNIGHTGLAZ, as Grantor(s), executed a Deed of Trust conveying to ROBERT FRAPPIER, TRUSTEE, as Trustee, the Real Estate hereinafter described, to PHH MORTGAGE CORPORATION D/B/A CENTURY 21 MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of **BRAZOS** COUNTY, TX and is recorded under Clerk's File/Instrument Number 01115999, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **February 7, 2017** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Brazos** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Brazos, State of Texas:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT THREE (3), BLOCK TWO (2), COUNTRY ACRES SUBDIVISION, PHASE 2, AN ADDITION TO THE CITY OF KURTEN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 4809, PAGE 138, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 4749 SAGEBRUSH DRIVE
BRYAN, TX 77808
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

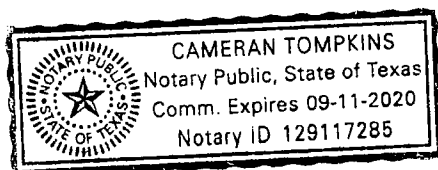

SUBSTITUTE TRUSTEE

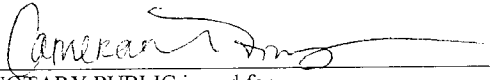
Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF Texas
COUNTY OF Brazos

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Pete Florez, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of December, 2016.




NOTARY PUBLIC in and for
Brazos COUNTY,

My commission expires: 07/11/2026
Type or Print Name of Notary
Cameron Tompkins

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

On: Dec 21, 2016 at 04:11

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

As a
Posting Real Estate Notice

BRAZOS County

Deed of Trust Dated: February 27, 1997

Amount: \$47,400.00

Grantor(s): DALE W. NUTALL and SANDRA M NUTALL

Amount 2.00

Receipt Number - 591564

By:

Amber Boehlman

Original Mortgagee: SANDRA M. NUTALL

Current Mortgagee: CITIMORTGAGE, INC.

Mortgagee Address: CITIMORTGAGE, INC., 1000 Technology Drive, O'Fallon, MO 63368

Recording Information: Document No. 624217

Legal Description: ALL OF LOT NUMBER EIGHT (8), BLOCK TWELVE (12), FIRST SUBDIVISION OF LYNNDAL ACRES, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 167, PAGE 539, DEED RECORDS OF BRAZOS COUNTY, TEXAS

Date of Sale: February 7, 2017 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AARTI PATEL OR MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, DAN HART, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, TYLER MARTIN, SHARON ST. PIERRE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS OR BOBBY BROWN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.


The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

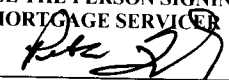
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICE


RACHEL U. DONNELLY, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-017755


AARTI PATEL OR MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, DAN HART, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, TYLER MARTIN, SHARON ST. PIERRE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS OR BOBBY BROWN
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

On: Dec 21, 2016 at 04:10P

BRAZOS County

Deed of Trust Dated: February 25, 2008

Amount: \$79,170.00

Grantor(s): HARVEY L. WHITE and LINDA J WHITE

Original Mortgagee: CITIMORTGAGE, INC.

Current Mortgagee: BANK OF AMERICA, NATIONAL ASSOCIATION

Mortgagee Servicer and Address: c/o CITIMORTGAGE, INC., 1000 Technology Drive, O'Fallon, MO 63368

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 00989954

Legal Description: ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND CALLED 0.24 ACRES AS DESCRIBED BY A DEED TO ROY HEFTI RECORDED IN VOLUME 7819, PAGE 176 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEING MORE FULLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: February 7, 2017 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AARTI PATEL OR MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, DAN HART, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, TYLER MARTIN, SHARON ST. PIERRE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS OR BOBBY BROWN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.


The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

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RACHEL U. DONNELLY, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2015-009864

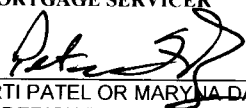

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c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

EXHIBIT "A"

Motes and bounds description of all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2, Bryan, Brazos County, Texas. Said tract being the same tract of land called 0.24 acres as described by a deed to Roy Heftl recorded in Volume 7819, page 176 of the Official Public Records of Brazos County, Texas.

Said tract being more particularly described by motes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found on the north line of Ursuline Avenue marking the southwest corner of said 0.24 acre tract and a southeast corner of a called 3.12 acre tract as described by a deed to Elizabeth Allen Goodnight recorded in Volume 5398, page 251 of the Official Public Records of Brazos County, Texas;

THENCE: N 04° 07' 25" W along the common line of said 0.24 acre tract and said 3.12 acre tract for a distance of 209.95 feet to a 5/8 inch iron rod found marking the northwest corner of said 0.24 acre tract;

THENCE: N 85° 57' 45" E continuing along the common line of said 0.24 acre tract and said 3.12 acre tract for a distance of 50.04 feet to a 5/8 inch iron rod found on a westerly line of a called tract of land as described by a deed to The United States of America recorded in Volume 1053, page 685 of the Official Public Records of Brazos County, Texas, marking the northeast corner of said 0.24 acre tract;

THENCE: S 04° 07' 25" E along the common line of said 0.24 acre tract and said U.S.A. tract for a distance of 209.95 feet to a 5/8 inch iron rod set on the north line of Ursuline Avenue marking the southeast corner of this herein described tract;

THENCE: S 85° 57' 45" W along the north line of Ursuline Avenue for a distance of 50.04 feet to the POINT OF BEGINNING containing 0.24 of an acre of land, more or less.

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: June 11, 2007

Grantor(s): Mark Shehan an unmarried man

Original Trustee: R.J. Daniel

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Cornerstone Mortgage Company, its successors and assigns

Recording Information: Vol. 8039, Page 86, or Clerk's File No. 00966072, in the Official Public Records of BRAZOS County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 02/07/2017 **Earliest Time Sale Will Begin:** 11:00 AM

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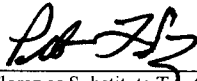
Legal Description:

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT NO. 9, BRAZOS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the **BRAZOS** County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


Pete Florez as Substitute Trustee, David Sims as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



4605516

EXHIBIT "A"

Metes and bounds description of all that certain tract or parcel of land lying and being situated in the Thomas Caruthers League, Abstract No. 9, Brazos County, Texas. Said tract being a portion of Carter Lake Subdivision, Section Two, according to the plat recorded in Volume 275, Page 223 of the Deed Records of Brazos County, Texas, and being all of a called 1.78 acre tract as described by a Deed to Anthony F. Gangi, recorded in Volume 1526, Page 322 of the Official Public Records of Brazos County, Texas, and a portion of a called 4.3 acre tract as described by a Deed to Anthony F. Gangi and wife, Enrichetta D. Gangi, recorded in Volume 315, Page 173 of the Deed Records of Brazos County, Texas. Said tract being more particularly described by metes and bounds as follows:

COMMENCING at the south corner of the Carter Lake Subdivision, as recorded in Volume 292, Page 111, of the Brazos County Deed Records;

THENCE North 24° 21' 54" West, a distance of 231.05 feet a 5/8" iron rod found with aluminum cap for the PLACE OF BEGINNING, also being the west corner of this tract, also being the north corner of the Anthony F. Gangi tract, as recorded in Volume 315, Page 173 of the Brazos County Deed Records;

THENCE South 39° 37' 23" West, a distance of 307.20 feet along the common line between this tract and said Gangi tract to a 5/8" iron rod found for the south corner of this tract, also being an interior corner of the said Gangi tract;

THENCE North 50° 26' 48" West, a distance of 239.82 feet along the common line between this tract and said Gangi tract, passing a 1/2" iron rod found at 30.97 feet for an exterior corner of said Gangi tract, also being the east corner of the Edward J. Soltes 3.0 acre tract, as recorded in Volume 532, Page 746, of the Brazos County Deed Records, continuing along the common line between this tract and said Soltes 3.0 acre tract to a 1/2" iron rod found for the west corner of this tract, also being the south corner of the Ed J. Soltes 3.82 acre tract, as recorded in Volume 357, Page 503, of the Brazos County Deed Records;

THENCE North 39° 38' 00" East, a distance of 406.09 feet along the common line between this tract and said Soltes 3.82 acre tract to a 1/2" iron rod found for the north corner of this tract, also being a point on the southwest right-of-way line of Carter Lake Drive;

THENCE around a curve in a clockwise direction having a delta angle of 19° 00' 49", an arc distance of 102.19 feet, a radius of 307.94 feet, and a chord of South 33° 37' 25" East, a distance of 101.72 feet along the common line between this tract and said right-of-way line of Carter Lake Drive to a 1/2" iron rod found for corner;

THENCE South 24° 26' 33" East, a distance of 123.76 feet along the common line between this tract and said right-of-way line of Carter Lake Drive;

THENCE South 24° 21' 54" East, a distance of 34.55 feet along the common line between this tract and said Carter Lake Drive to the PLACE OF BEGINNING containing 87120 square feet or 2.00 acres, more or less.

1110 FOREST GLEN COURT
BRYAN, TX 77803

00000006417927

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: February 07, 2017

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 05, 2013 and recorded in Document CLERK'S FILE NO. 01158769 real property records of BRAZOS County, Texas, with ROBERT H. RIDER, JR. AND PAULA D. RIDER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERT H. RIDER, JR. AND PAULA D. RIDER, securing the payment of the indebtednesses in the original principal amount of \$102,606.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715


AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, OR DAN HART
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

Declarants Name: _____
Date: _____



NOS00000006417927

EXHIBIT "A"

LOT TWO (2), BLOCK FOUR (4), ALLEN FOREST PHASE I, CITY OF BRYAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 373, PAGE 469, DEED RECORDS, BRAZOS COUNTY, TEXAS.



NOS00000006417927

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE 2016 at 02:20P

As a
Posting and Estate Agent

DEED OF TRUST INFORMATION:

Date: 07/25/2005
Grantor(s): RUDY BENAVIDES AND EVELYN J. BENAVIDES, AS HUSBAND AND WIFE
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$43,920.00
Recording Information: Book 6892 Page 193 Instrument 00902345
Property County: Brazos
Property: LOT NINE (9), A.R. NICHOLS SUBDIVISION, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 151, PAGE 331 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
Reported Address: 307 TATUM STREET, BRYAN, TX 77803

Amount 21.00

Receipt Number - 591802

By:
Lauren Reisinger

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-GEL4
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-GEL4
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of February, 2017
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.
Substitute Trustee(s): Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



Notice of [Substitute] Trustee Sale

At a
Public Hearing (Real Estate Notice)

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: 02/07/2017

Time: The sale will begin at **11:00 AM** or not later than three hours after that time

Place: The Atrium of the 1st Floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 1200 Bristol Street, Bryan, TX 77802

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/13/2004 and recorded 02/16/2004 in Document 00845755, Book OR 5872 Page 43, real property records of Brazos County Texas, with **Charles L. Stipe and wife, Barbara Ann Stipe** grantor(s) and Realty Mortgage Corporation D/B/A Realnet Financial., as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary.

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by Charles L. Stipe and wife, Barbara Ann Stipe securing the payment of the indebtedness in the original principal amount of **\$ 101,600.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2007-A** is the current mortgagee of the note and the deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.
7. **Property to be sold:** The property to be sold is described as follows:
Lot Eight (8), Block Five (5), Lester's Windover Place First Installment, City of Bryan, according to plat thereof recorded in Volume 185, Page 311 of the Deed Records, Brazos County, Texas.
8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

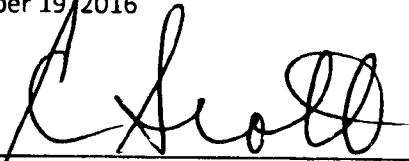
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

Notice of [Substitute] Trustee Sale

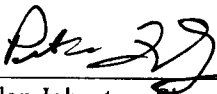
9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

Date: December 19, 2016



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



Allan Johnston, Sharon St.Pierre, Robert Lamont, Sheryl Lamont, David Sims, Harriett Fletcher, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Chance Oliver, Max Murphy or Bret Allen – Substitute Trustee(s)

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: February 07, 2017

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

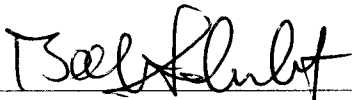
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 23, 2009 and recorded in Document VOLUME 9137, PAGE 16; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2015-1248520 real property records of BRAZOS County, Texas, with CHARLES JEFFERSON AND STEPHANIE JEFFERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHARLES JEFFERSON AND STEPHANIE JEFFERSON, securing the payment of the indebtednesses in the original principal amount of \$156,702.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PLANET HOME LENDING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PLANET HOME LENDING, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PLANET HOME LENDING, LLC
321 RESEARCH PARKWAY SUITE 303
MERIDEN, CT 06450

 For:
PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, ALLAN JOHNSTON OR SHARON ST. PIERRE

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

Declarants Name: _____
Date: _____



NOS00000006444145

EXHIBIT "A"

ALL OF LOT SEVENTY-TWO (72), BLOCK ONE (1), OAK MEADOW SUBDIVISION, PHASE 3, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7099, PAGE 243 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

Filed for Record at
County Clerk's Office
Brazos County, Texas
On this 1st day of April
2016
I, the County Clerk,
do hereby certify that
the within and foregoing
is a true and correct
copy of the original
as the same appears
on file in my office
at Brazos County, Texas



NOTICE OF [SUBSTITUTE] TRUSTEE’S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: February 07, 2017

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 20, 2008 and recorded in Document VOLUME 8875, PAGE 159 real property records of BRAZOS County, Texas, with PETE QUINTERO AND ANNA M. QUINTERO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PETE QUINTERO AND ANNA M. QUINTERO, securing the payment of the indebtednesses in the original principal amount of \$152,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

 For:
AARTI PATEL, MARYNA DANILIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB,
PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, OR DAN HART
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED AT COUNTY CLERK'S OFFICE
Brazos County, Texas
February 07, 2017
1:04 PM
FILED AT COUNTY CLERK'S OFFICE
Brazos County, Texas
February 07, 2017
1:04 PM



00000006460281

Brazos

EXHIBIT "A"

ALL OF LOT ONE (1), BLOCK FIVE (5), AUTUMN LAKE SUBDIVISION, PHASE 1, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE AMENDING PLAT RECORDED IN VOLUME 8446, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS



NOS00000006460281

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: February 07, 2017

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 24, 2003 and recorded in Document VOLUME 5629, PAGE 201 real property records of BRAZOS County, Texas, with RANDALL JAMES RIDDLE AND VICTORIA FUJI RIDDLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RANDALL JAMES RIDDLE AND VICTORIA FUJI RIDDLE, securing the payment of the indebtednesses in the original principal amount of \$97,440.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

 For:
AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, OR DAN HART
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

My name is Bob Schubert and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 01/13/17 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

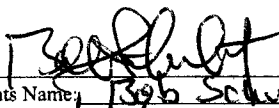

Declarant's Name: Bob Schubert
Date: 01/13/17



EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND AND BEING SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, BRAZOS COUNTY, TEXAS AND BEING ALL OF LOTS 7, 8, 9 AND 10 AND A PORTION OF LOTS 6, 13, 14, 15 AND 23 OF BLOCK TWO, JOHN F. ETTLE ADDITION NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 98 PAGE 627 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING: AT A 3/8" IRON ROD IN CONCRETE FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF ETTLE STREET FOR THE MOST NORTHERLY COMMON CORNER BETWEEN THE SUBJECT TRACT AND NORMA TOLEDO TRACT CONSISTING OF PARTS OF LOTS 5, 6 AND 13 (2784/50);

THENCE: S 88 DEG 03' 53" E - 256.13 FEET ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF ETTLE STREET TO A 5/8" IRON ROD WITH CAP SET FOR CORNER, SAID IRON ROD BEING THE MOST NORTHERLY COMMON CORNER BETWEEN THE SUBJECT TRACT AND OF LOTS 24 OF SHERY STEVENS GINN TRACT (3828/240);

THENCE: S 00 DEG. 57' 16"E - 84.45 FEET ALONG THE COMMON LINE BETWEEN THE SUBJECT TRACT AND SAID SHERI STEVENS GINN TRACT TO A 5/8" IRON ROD WITH A CAP SET FOR CORNER;

THENCE: S 48 DEG. 16" 44"E - 110.28 FEET CONTINUING ALONG THE COMMON LINE BETWEEN THE SUBJECT TRACT AND SAID SHERI STEVENS GINN TRACT TO A 5/8" IRON ROD WITH CAP SET FOR CORNER, SAID IRON ROD BEING THE COMMON CORNER BETWEEN THE SUBJECT TRACT, SAID SHERI STEVENS GINN TRACT AND ALTA TAYLOR TRACT CONSISTING OF PART OF LOT 23 (210/424);

THENCE: N 86 DEG. 04' 28"W - 141.72 FEET ALONG THE COMMON LINE BETWEEN THE SUBJECT TRACT AND SAID ALTA TAYLOR TRACT TO A 1" IRON PIPE FOUND FOR CORNER, SAID IRON ROD BEING THE COMMON CORNER BETWEEN THE SUBJECT TRACT, SAID ALTA TAYLOR TRACT AND SYED KAZIM HASAN TRACT CONSISTING OF LOTS 21 AND 22 AND PART OF LOT 16 (4610/108);

THENCE: S 43 DEG. 09' 26"W - 29.91 FEET ALONG THE COMMON LINE BETWEEN THE SUBJECT TRACT AND SAID SYED KAZIM HASAN TRACT TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE: N 70 DEG. 21' 51"W - 55.16 FEET CONTINUING ALONG THE COMMON LINE BETWEEN THE SUBJECT TRACT AND SAID SYED KAZIM HASAN TRACT TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE: S 43 DEG. 32' 30"W - 27.72 FEET CONTINUING ALONG THE COMMON LINE BETWEEN THE SUBJECT TRACT AND SAID SYED KAZIM HASAN TRACT TO A 5/8" IRON ROD FOUND FOR CORNER; SAID IRON ROD BEING THE COMMON CORNER BETWEEN THE SUBJECT TRACT AND MARY KALINEC TRACT CONSISTING OF LOTS 14 AND 15 LESS REAR 25' (684/554);

THENCE" N 71 DEG. 52' 20"W - 135.92 FEET CONTINUING ALONG THE COMMON LINE BETWEEN THE SUBJECT TRACT AND SAID MARY KALINEC TRACT AND CONTINUING ALONG THE COMMON LINE BETWEEN THE SUBJECT TRACT AND SAID EUSEBIO REYES JR. TRACT CONSISTING OF A LOTS 13 LESS 675 SQ. FT. OFF REAR (364/789) TO A 5/8" IRON ROD WITH CAP SET FOR CORNER, SAID IRON ROD BEING THE MOST SOUTHERLY COMMON CORNER BETWEEN THE SUBJECT TRACT AND SAID NORMA TOLEDO TRACT;

THENCE: N 44 DEG. 26'09"E - 27.89 FEET ALONG THE COMMON LINE BETWEEN THE SUBJECT TRACT AND SAID NORMA TOLEDO TRACT TO A 3/8" IRON ROD IN CONCRETE FOUND FOR CORNER;

THENCE: N 01 DEG. 22'42"E - 117.99 FEET CONTINUING ALONG SAID COMMON LINE BETWEEN THE SUBJECT TRACT AND SAID NORMA TOLEDO TRACT TO THE PLACE OF BEGINNING AND CONTAINING 1.02 ACRES OF LAND MORE OR LESS.



NOS00000006457451

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/15/2008
Grantor(s): WILLIAM J DRISCOLL AND KAREN A DRISCOLL JOINT TENANTS W/ RIGHT OF SURVIVORSHIP
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR THE NATIONAL BANK OF GEORGIA, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$144,900.00
Recording Information: Book 8771 Page 214 Instrument 01008063
Property County: Brazos
Property: TRACT ONE: FEE SIMPLE
UNIT FORTY-ONE A (41A), BUILDING FORTY-ONE (41), THE WOODLANDS OF COLLEGE STATION RESIDENTIAL SUB-CONDOMINIUMS, A CONDOMINIUM PROJECT IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE MASTER CONDOMINIUM DECLARATION THEREOF, IN VOLUME 8145, PAGE 143; AND THE FIRST AMENDMENT THERETO IN VOLUME 8697, PAGE 198; THE SUBORDINATE CONDOMINIUM DECLARATION, IN VOLUME 8146, PAGE 1; THE FIRST AMENDMENT TO SUBORDINATE DECLARATION OF CONDOMINIUM REGIME IN VOLUME 8152, PAGE 60; THE SECOND AMENDMENT TO SUBORDINATE DECLARATION OF CONDOMINIUM REGIME IN VOLUME 8158, PAGE 195 AND THE THIRD AMENDMENT TO SUBORDINATE DECLARATION OF CONDOMINIUM REGIME IN VOLUME 8413, PAGE 173; AND THE FOURTH AMENDMENT TO SUBORDINATE DECLARATION OF CONDOMINIUM REGIME IN VOLUME 8697, PAGE 234; AND THE PARTIAL ASSIGNMENTS OF DECLARANT'S RIGHTS IN VOLUME 8382, PAGE 263, VOLUME 8382, PAGE 273 AND VOLUME 8382, PAGE 268, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
TRACT TWO: EASEMENT
ACCESS EASEMENT RIGHTS UNDER THE TERMS, CONDITIONS AND STIPULATIONS AS CREATED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED AUGUST 4, 2006 AND RECORDED IN VOLUME 7498, PAGE 255 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
Reported Address: 1725 HARVEY MITCHELL PKWY 4112, COLLEGE STATION, TX 77840

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Nationstar Mortgage LLC
Mortgage Servicer: Nationstar Mortgage LLC
Current Beneficiary: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of February, 2017
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.
Substitute Trustee(s): Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

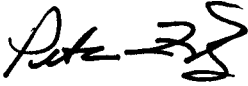
1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this

notice. The sale will begin within three hours after that time.

3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

A handwritten signature in black ink, appearing to read "Buckley Madole", with a stylized flourish at the end.